

Planning Justification Report *Addendum*

Zoning By-Law Application for Residential Development

86 John Street, Municipality of Port Hope

Assessment Roll No. 1423125090043000000

PIN No.51073-0027



May 26, 2025

CCS Project No. 5115

Prepared for: Asunder Trade & Capital (c/o William M. Laurin)

Prepared by: Clark Consulting Services

1. INTRODUCTION

Clark Consulting Services (CCS) has been retained by William Laurin, on behalf of Asunder Trade & Capital, and have been working in collaboration with Piccini Architect, also on behalf of Asunder Trade & Capital to prepare and submit the planning applications required to permit the development of a new residential building on the western portion of the subject lands, which will eventually be severed to create an additional lot. The proposed development requires an amendment to the Zoning By-Law with respect to height and parking.

The purpose of this Zoning By-law Amendment (ZBA) is to add a site-specific zoning to the subject lands to permit the existing uses (hotel and restaurant) and the proposed use (residential building). While the subject application pertains to the overall site's zoning, it is important to note that following the ZBA, the proposed development will seek a severance to create an additional lot for the proposed residential building. Although a Consent Application would typically be submitted first, it has been agreed by Municipal Staff, CCS, and the client, that a ZBA is the most appropriate first application given the type of zoning amendment requested. In addition to the subject ZBA and forthcoming Consent Application, we acknowledge and understand that a Site Plan and Plan of Condominium Application will be required before any building permits can be issued for the proposed development.

The Planning Justification previously submitted details the zoning permissions being sought for the entire property and its uses, and justification as to how the proposed development maintains the intent and purpose of the applicable planning documents. Following the Planning Justification Report, several supporting documents have been provided as attachments, including the Detailed Architectural Drawing Set (*Attachment A*), Pre-consultation Meeting Minutes (*Attachment B*), By-law No. 34/81, Heritage Designation (*Attachment C*), the Heritage Impact Assessment (*Attachment*



D), a Traffic Impact Brief (*Attachment E*), an Archaeological Site Assessment (*Attachment F*). A Draft Record of Site Condition (RSC) Report has been reviewed by MOE and Cambium are in the process of updating their draft to address the comments received.

We acknowledge and understand that a Heritage Permit is required, and an application was submitted on March 3, 2025. On March 17, 2025, the Heritage Port Hope Advisory Committee considered the application and recommended approval, subject to the following comments: that the proposed residential building does not impair the streetscape, and that the proposed residential building is complementary of the current Hotel Carlyle. The existing hotel building is designated under By-law No. 34/81. This By-Law has been included as an attachment to the Planning Justification Report (*Attachment C*).

2. STATUS OF REQUIRED STUDIES & PLANNED PROCESS

This project has evolved since its' inception, from a ten unit 3-storey condominium addition that overlapped a portion of the existing kitchen annex, to an eleven unit stand-alone 5-storey building that is to abut the existing kitchen annex, and that is dependent on consent to sever the property. An explanation as to the status of the reports required is outlined below for clarification:

Steep Slope Analysis/Geotechnical Study

The geotechnical investigation report has been prepared by Cambium. The retaining wall for the steep slope is discussed in Section 4.10 on page 12, and the geotechnical parameters are provided in Table 7. The explanation that follows the table explains how further assessment will be required by the team's structural engineer once the "*proposed drainage, backfill and construction details*" are developed during the working drawing phase. For this reason, the report is labelled as a draft report.

Servicing Feasibility Study

The project has been developed beyond the feasibility study stage. Please refer to the appended Civil Engineering drawings prepared by Jewell Engineering. The servicing infrastructure is in place and more than adequate for the proposed condominium building, and the servicing drawing shows the connections to the existing infrastructure that are proposed. These drawings were reviewed by engineering staff, and will be updated for the Site Plan Approval submission.

Stormwater Management Report

A Stormwater Design Brief was prepared by Jewell Engineering. Although this report refers to the 3-storey addition, the area of roof-top and hard surface with the 5-storey building remains the same. The rooftop storage solution for large runoff events remains the same as well, as explained in the report. Once again, this report will be updated for the Site Plan Approval submission.

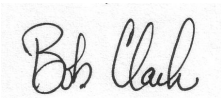


Draft Agreement Between Both Lots for Parking

The entire property, including the portion that is to be severed, is owned by our client, Asunder Trade and Capital. It was our assumption that the draft parking agreement would be prepared at the same time that the Draft Plan of Condominium is developed.

Our intent is to obtain approval of the Zoning By-law Amendment before proceeding with the further development of architectural and engineering drawings, and updating reports that can be submitted during the Detailed Design and Site Plan Approval process.

Sincerely,



Bob Clark, P.Eng., P.Ag., MCIP, RPP, OLE
Principal Planner

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